



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

Joseph J. Rogers, Esquire (JJR1185)  
900 Route 168, Suite 1-4  
Turnersville, NJ 08012  
(856) 228-7964

Order Filed on January 23, 2017  
by Clerk U.S. Bankruptcy Court  
District of New Jersey

In Re: Jeffrey S. Schroy

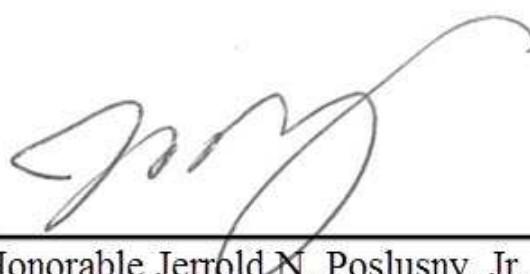
Case Number: 13-17227-JNP

Judge: Jerrold N. Poslusny, Jr.

**CONSENT ORDER RESOLVING MOTION TO DISGORGE OVERPAYMENT TO BOROUGH OF  
GLASSBORO**

The relief set forth on the following pages is hereby **ORDERED**.

DATED: January 23, 2017

  
Honorable Jerrold N. Poslusny, Jr.  
United States Bankruptcy Court

(Page 2)

Debtor(s): Jeffrey S. Schroy

Case No.: 13-17227 JNP

Caption of Order: CONSENT ORDER RESOLVING MOTION TO DISGORGE OVERPAYMENT  
TO BOROUGH OF GLASSBORO

THIS MATTER having come before the Court by Jeffrey S. Schroy, by and through counsel, Joseph J. Rogers, Esquire, for an Order granting his Motion to Disgorge Overpayment to the Borough of Glassboro, and the debtor's counsel having negotiated with Steven Richardson, Esquire representing the Borough of Glassboro and Adam Greenberg, Esquire representing US Bank as Custodian for PFS Financial I, assignee of Crestar Capital, and for good cause,

WHEREAS Jeffrey S. Schroy paid \$33,188.78 to the Borough of Glassboro upon the sale of 26 Beau Rivage Drive, Glassboro, New Jersey for the alleged balance due on a tax sale certificate, plus post-petition taxes and utility charges; and

WHEREAS it is agreed that payments in the amount of \$11,478.78 were made to the tax lienholder through the Chapter 13 Plan by the Chapter 13 Trustee;

IT IS on this                    day of                   , 2016.

**ORDERED AND ADJUDGED THAT:**

The parties agree that the Borough of Glassboro shall return \$11,478.78 to Jeffrey S. Schroy, pay \$13,032.13 to the tax lienholder, and retain the balance of \$8,677.87. In addition, the Tax Collector shall release the premium to the lienholder pursuant to NJS 54:5-32.

The undersigned hereby consent to the form and entry of the foregoing Consent Order.

/s/

Joseph J. Rogers, Esquire  
Attorney for Debtor

/s/

Steven J. Richardson, Esquire  
Representing the Borough of Glassboro

*Adam D. Greenberg, Esq.*  
Attorney for US Bank as Custodian for  
PFS Financial 1, assignee of Custer Capital  
*Honing & Greenberg, L.L.C.*

**Certificate of Notice Page 4 of 4**  
**United States Bankruptcy Court**  
**District of New Jersey**

In re:  
 Jeffrey S. Schroy  
 Debtor

Case No. 13-17227-JNP  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Jan 23, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 25, 2017.

db Jeffrey S. Schroy, 125 Mantua Blvd Apt D, Mantua, NJ 08051-1047

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309):** Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 25, 2017

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 23, 2017 at the address(es) listed below:

Adam D. Greenberg on behalf of Creditor PFS Financial 1, LLC agreenberg@hglclaw.com, Aholmes@hglclaw.com  
 Adam D. Greenberg on behalf of Creditor Crestar Capital, L.L.C. f/k/a CCTS Capital, L.L.C. agreenberg@hglclaw.com, Aholmes@hglclaw.com  
 Denise E. Carlon on behalf of Creditor The Bank of New York Mellon, et al... dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com  
 Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com  
 Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com  
 Joseph J. Rogers on behalf of Debtor Jeffrey S. Schroy jjresq@comcast.net, jjresql@comcast.net  
 Joshua I. Goldman on behalf of Creditor The Bank of New York Mellon, et al... jgoldman@kmllawgroup.com, bkgroup@kmllawgroup.com  
 R. A. Lebron on behalf of Creditor Bayview Loan Servicing LLC bankruptcy@feinsuch.com  
 R. A. Lebron on behalf of Creditor SHELLPOINT MORTGAGE SERVICING, as servicer for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-28CB, MORTGAGE bankruptcy@feinsuch.com  
 R. A. Lebron on behalf of Creditor BANK OF AMERICA, N.A., as servicer for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-28CB, MORTGAGE PASS-THROUG bankruptcy@feinsuch.com  
 R. A. Lebron on behalf of Creditor BANK OF AMERICA, N.A. bankruptcy@feinsuch.com  
 TOTAL: 11